

Department of Planning and Environment
NSW Government
4 April 2018

Re: Modification 4 to SSD 5093 - M2 site, North Ryde Station Urban Activation Precinct

Dear Director General,

As sister and heir of Diane Michel, 23A Epping Road, I object to the irreparable destruction of the privacy of property at our family home, 23A Epping Road, as well as privacy and enjoyment in Bundara Reserve, inherent in the overshadowing, inappropriate pedestrian bridge route and the proposed increase in trees to be removed.

I object to the above Modification to SSD 5093, and ask that it be refused outright. Modification 4, introduced as an exhibition over an Easter weekend, does not allow time for proper examination and discussion.

The redesigned bridge is eight metres wide in the Bundara, Delhi Rd/M2 area. The new design ignores the original environmental planning and assessment approval of February 2015, that provided protections for Bundara Reserve and its trees, listed under State and Commonwealth threatened species legislation.

My late sister highly valued the natural bushland on Bundara Reserve and adjoining public lands which were surplus to the M2. She and her late husband John McCain defended it because of the amenity and enjoyment it provided for them during the long period of time that they lived at 23A Epping Rd. Diane clearly stated in her submission dated 4 September 2014 to the original SSD 5093 that there had been omissions in the study area most notably those areas affected by the proposed bridge such as Bundara and its adjoining lands and the third bridge support adjacent to the Station North site.

In my sister's 2014 submission, she had welcomed that the Pedestrian Bridge Urban Design Report had identified six practical constraints affecting bridge alignment, including potential locations for piers in the vicinity of Bundara Reserve and mitigation of impacts to significant vegetation amongst other issues including an opportunity to express bushland setting.

The Planning Department did ask Urban Growth for further information about the impacts of the pedestrian bridge on Bundara Reserve after the application was off public exhibition. Urban Growth continued to assure that Bundara would be protected with little impact (possibly trimming only) of trees on the adjoining lands.

It would seem that Urban Growth/Landcom has failed to take account of the constraints and opportunities recognized in the Design Report as it has progressed the bridge design. I object to any subsequent tree removal because of the adverse impact on the privacy and amenity of the backyard of 23A Epping Rd. I consider this unacceptable especially.

The bridge is larger than originally approved. The arguments used to support the need for the extra trees are spurious. My sister and her husband lived next door to Bundara for 34 years and did not feel it a fire risk as Bundara Reserve is an isolated bushland reserve which she and her husband kept free of weedy shrubs. I am sure bush regeneration will continue at Bundara Reserve because of its inherent ecological value. These trees comprise a vegetation community which is unique to the Ryde area but extremely rare with less than 0.5% of this type of forest remaining in Sydney.

I find no valid reason to condemn mature native trees in Bundara, Delhi/M2 area, because they have been labelled as standing in a contrived "Fall Zone". (A term more appropriate to the "Holroyd Private Hospital" -- as the Arboricultural Impact Assessment included in Mod 4, computer file is titled, upon opening the file.)

The Tree Location Plan map, in Modification 4, is lacking and incomplete, and does not acknowledge or depict the protected Bundara Reserve Boundaries.

The Modification 4 to SSD 5093-M2 is a hastily-contrived document that displays arrogant disregard for the local residents, environmental impact protocols, and the State and Commonwealth-legislated protected status of Bundara Reserve.

Please support efforts to defeat this inappropriate action, and help maintain the conditions of the original approval documents of February 2015, specifically limiting incursions and destruction to the protected forest on Bundara Reserve and the adjoining public lands.

Yours faithfully,

A handwritten signature in blue ink, appearing to read "Debra J.L. Falcon", with a long horizontal flourish extending to the right.

Debra J.L. Falcon
Sister and heir of Diane Michel
23A Epping Road
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